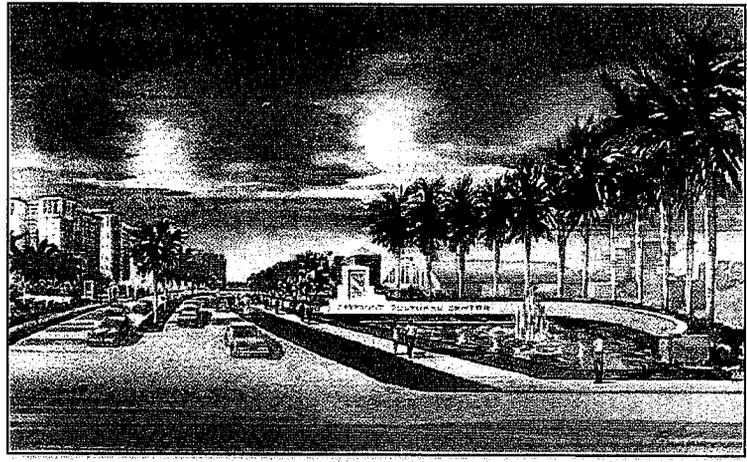
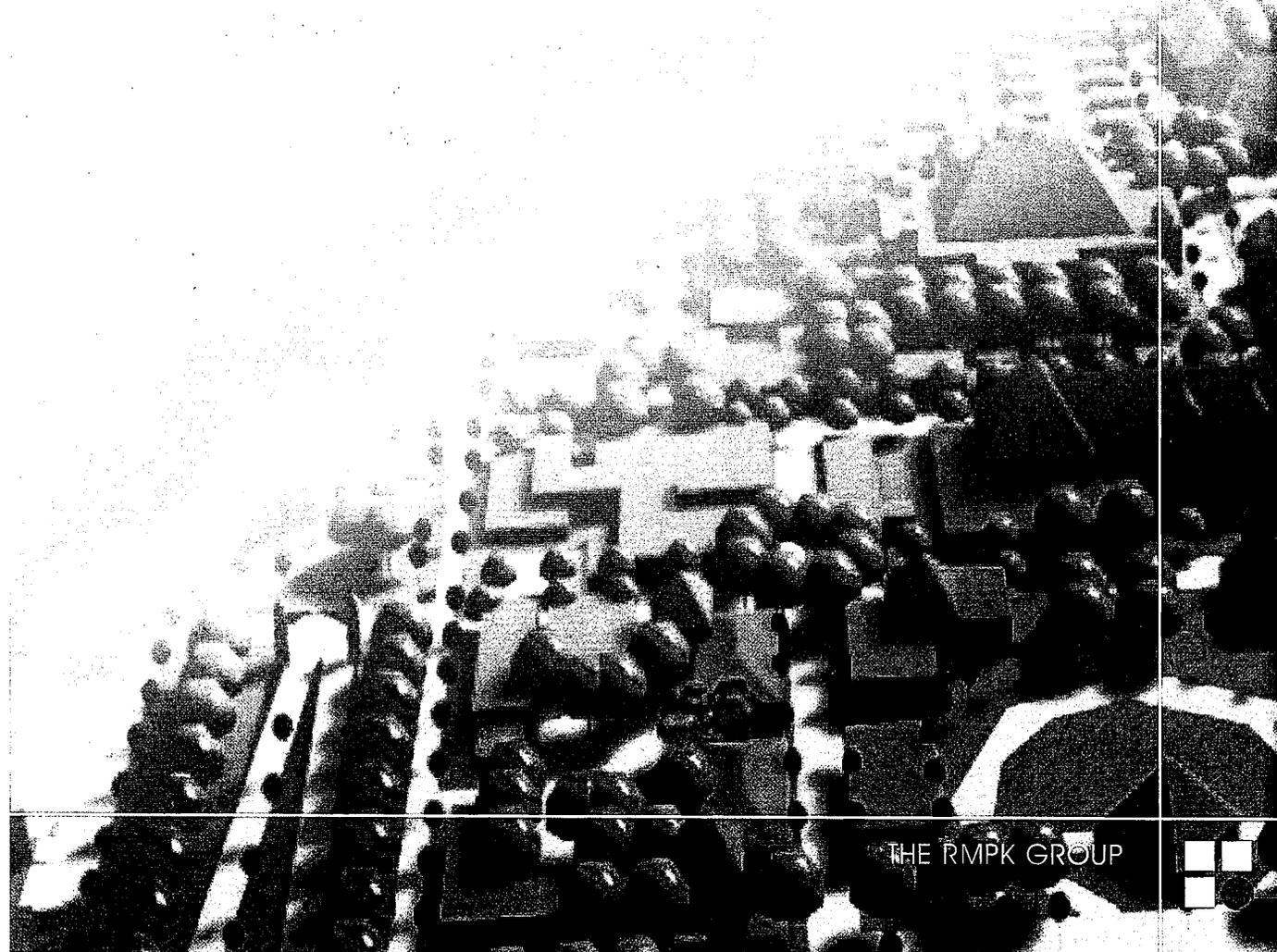


CITY OF PENSACOLA, FLORIDA Architectural Design Criteria for the Community Maritime Park Project



March 28, 2007

ORIGINAL



THE RMPK GROUP





The RMPK Group

LETTER OF INTEREST

March 27, 2007

Community Maritime Park Associates, Inc
c/o Edward E. Spears, Administrator
Neighborhood & Economic Development Division
City of Pensacola
P.O. Box 12910
Pensacola, Florida 32521-0062

Re: RFP #:2007-01 Architectural Design Criteria Package for the Community Maritime Park Project

Dear Mr. Spears,

The RMPK Group, Inc., in association with **Hoyt Architects**, and **Construction Management and Development, Inc.** is pleased to submit this proposal for the Architectural Design Criteria Package for the Community Maritime Park Project. Our team brings together a strong combination of talent for your projects. The RMPK Group is a nationally recognized expert in parks and recreational planning and design.

The RMPK Group is composed of architects, landscape architects, and planners with offices in Sarasota, Cocoa Beach and Wellington. We have prepared plans for over 50 parks and recreation projects nationwide. In Florida alone, we have been honored to prepare construction drawings for over 35 million dollars of construction in the last 10 years, ranging from regional natural recreation parks to major sports complexes.

Hoyt's success stems from a commitment to sound planning principles, and the ability to create architectural forms that respond to the character of the community, and to the site. They specialize in design for parks and recreational facilities as well as major urban plans for the revitalization of town centers; designs which re-establish the core of the community as a dynamic, attractive and successful destination for living, retail and recreation.

From pre-design through completion, **CM&D** has experience in all facets of project management. Engineering News-Record magazine has ranked CM&D as the 18th largest pure construction management firm in the United States. Clients turn to CM&D to help minimize risk and deliver projects on time, within budget with the highest quality deliverable. CM&D provides developers and capital market client's invaluable assistance through realistic project feasibility assessment, development strategy, and planning.

In the past twenty years, RMPK has come to specialize in waterfront/riverfront parks and have designed several award-winning urban waterfront parks. We strive to understand the hydrology and dynamics of each waterway, and the importance of the relationship between the parks and the urban environment and land use patterns. We also understand the importance of integrating the parks into the long-range urban design plan of an area. Recognizing that every project is unique and that there are no standard solutions, our approach is tailored to meet each client's needs. Public involvement is an integral part of all our parks planning and design projects. We use cultural heritage to inform public art and environmental sculpture, and create a true spiritual focus for the community.

LOCATIONS

1519 Main Street
Sarasota, FL 34236
ph 941.954.1718
fx 941.954.0231

1000 S Atlantic Avenue
Cocoa Beach, FL 32931
ph 321.784.5010
fx 321.784.5098

12008 South Shore Blvd.
Suite 207
Wellington, FL 33414
ph 561.383.5400
fx 561.383.5444

The principal in charge of your project will be Russell Moore, who is a founding partner in the company and has over 20 years experience overseeing the administration of multi-contract projects in Florida. Russell is responsible for many urban park designs that have helped to revitalize communities across the State. Russell is a firm believer in getting the project completed on time and on budget in the agreed upon time frame. We encourage you to check his references to validate his level of commitment and dedication to his clients.

Our proposal is organized around the structure that is required for your RFQ and emphasizes the combined strength of our team personnel. This project is tailored to our background and expertise and we are very excited about the opportunity to work with you on your important project.

Thank you for your consideration of our qualifications.

Sincerely,

Russell Moore, Principal
The RMPK Group

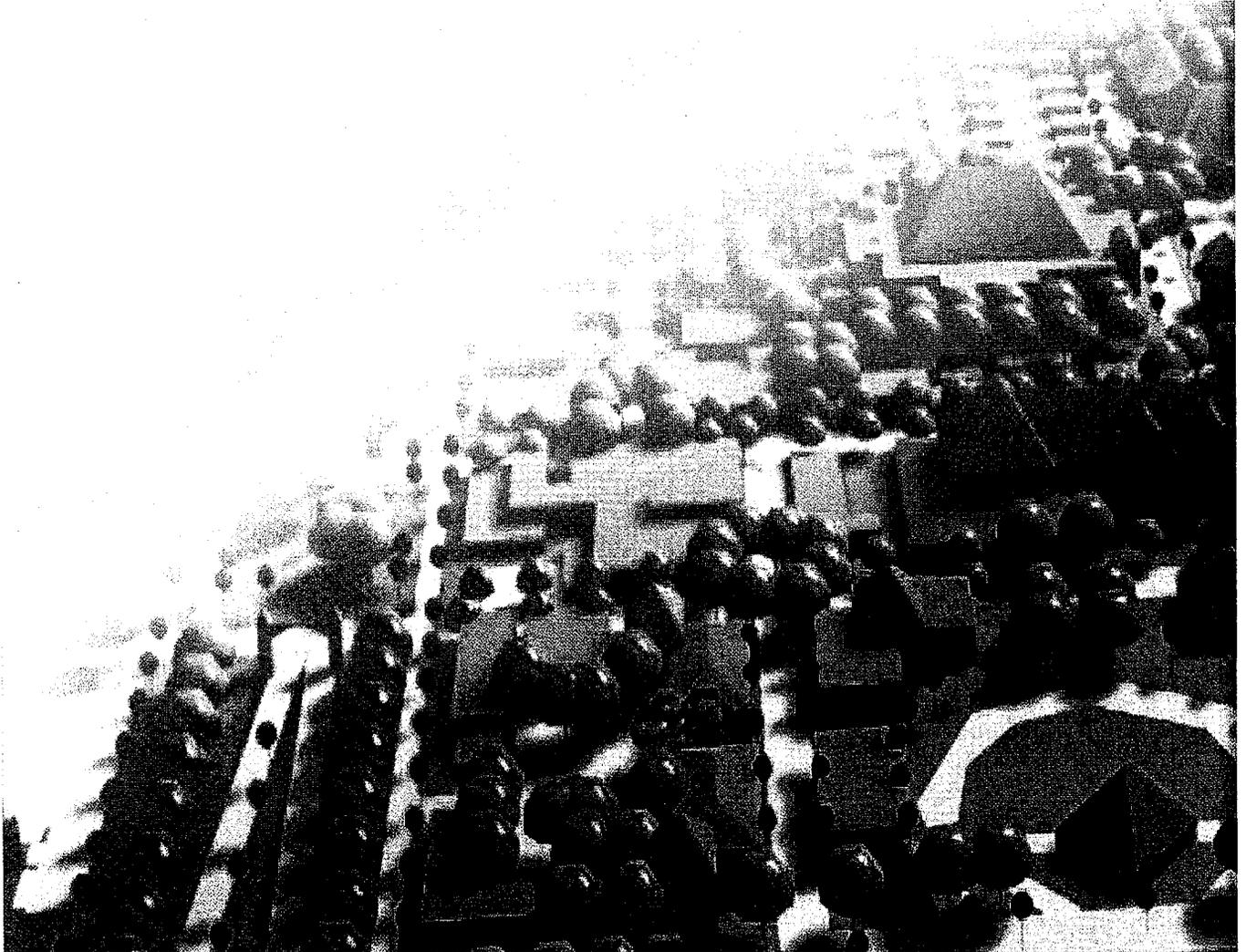
CONTENTS

Letter of Interest	2
SECTION A	
RMPK Firm Profile	5
Qualifications/Project Management	6,7
Public Participation Approach	8
SECTION B	
Team Organizational Chart	10
SECTION C	
RMPK Resumes	12-15
SECTION D	
RMPK Project Experience	17,18
SECTION E	
Hoyt Architects Profile	20, 21
Hoyt Architects Resumes	22
Hoyt Project Experience	23, 24
CM&D Profile	25



RMPK Profile
RMPK Qualifications
RMPK Project Management
Public Participation

A





The RMPK Group

FIRM PROFILE

The RMPK Group is a multidisciplinary consulting firm devoted to the practice of landscape architecture, community and regional planning, land development planning, parks planning, and urban design. Our focus is on the user, and we incorporate their needs into the planning and design process. Early in each project we establish goals, objectives and critical planning parameters in order to produce an exceptional and timely solution for our clients.

Our services encompass the following practices:

COMPREHENSIVE PLANNING & LAND DEVELOPMENT REGULATIONS

We are a leader in establishing creative design regulations and code revisions because of our extensive experience designing redevelopment plans. Our professionals have experience authoring and applying governmental regulations specific to comprehensive planning and land development. We utilize this knowledge to assist communities with plan implementation.

LANDSCAPE ARCHITECTURE

Our landscape architecture division is proud of the numerous awards they have won for excellence in design. Our commitment to provide outstanding quality management and award winning designs create projects our clients are proud of. This service-oriented attitude results in clients returning to us with future projects. Our design work includes: resorts, streetscapes, campus design, and residential, commercial, and urban amenities.

URBAN DESIGN

The cornerstone of RMPK Urban Design is anticipating and affecting change in the environment. The reputation of our firm rests on creating responsible solutions for urban challenges. Our success stems from our commitment to sound planning principles, and the creation of architectural forms that evoke the character of the site and the community.

COMMUNITY & REGIONAL PLANNING

Leading the way in regional planning, our successes range from the protection of barrier islands, to economic development programs for rural communities. We develop comprehensive planning approaches, which incorporate public involvement into the development of a precise community vision.

PARKS & RECREATION

Involvement with the Florida Everglades Park project along with other National Park Service projects has given us valuable insight into environmental concerns such as preservation and conservation. We have won National awards from the American Society of Landscape Architecture for our comprehensive approaches to park master planning and design. Our firm is experienced in all scales of park and recreational planning including a 20,000-acre watershed management study in Manatee County, FL, design of natural interpretive facilities and trails for the Quick Point Nature Center for Longboat Key, FL, and the restoration of old and historic parks.

ENVIRONMENTAL & CULTURAL PLANNING

We combine expertise in cultural and environmental resources and are able to assist communities with balancing the strength of both to create a sense of place. We create collaborative processes that encourage parks, trails, historic sites, visitor centers, museums, and art centers to enhance each other. Throughout our projects we encourage community interactions, realizing with that insight strong programs are created. We ensure realistic recommendations by developing solutions with those who implement them.



QUALIFICATIONS

Professional Registrations

The RMPK Group, Inc. is a Florida Corporation with a license for landscape architecture. Three of it's employees are Florida licensed landscape architects and three are AICP certified planners:

- Richard Durr, Jr., RLA, AICP - Principal
- Russell Moore, RLA - President
- Kurt Easton, AICP - Principal
- Kirk Olney, RLA - landscape architect
- James Taylor, AICP - planner

Russell Moore, firm president, is a Registered Landscape Architect with a Masters in Regional Planning. He has nearly 30 years experience in parks and recreation planning. He has recently completed parks and recreation system plans for Lakeland, Bonita Springs, and Mt. Dora.

PROJECT MANAGEMENT

The RMPK Group

Our approach to project management reflects our philosophy that a well-organized and coordinated project ensures a quality project, completed on time and within budget. Below are key components of our project management approach.

RMPK has past experience managing multidisciplinary teams on similar projects

Our Project Team utilizes state-of-the-art project management and reporting systems.

All key personnel are knowledgeable of key issues, county and state agency review, permitting and approval processes, and appropriate construction materials and methods.

Our project management philosophy is based upon a project team concept. Each member of the project team is selected based on their particular expertise and the unique needs of each project. This ensures continuity for each project phase, from the initial activities through implementation. For each project, a series of project organization sessions are undertaken with the client and project team members. This allows the client/consultant team to formulate a clear understanding of the project goals and objectives. From that point, a set of detailed strategies can be outlined to accomplish the agreed upon goals.

At the outset of the project, a work plan will be prepared outlining all work elements including scope, schedule, and budget for all participants. The plan will also address responsibilities, authority, communication, document control, invoicing, progress reporting, quality control, and other major work elements.

PROJECT CONTROL

The Team utilizes a computerized system for project planning, monitoring, and control. Project planning includes the establishment of project tasks and sub-tasks, the assignment of sufficient resources to accomplish those tasks, and the scheduling of tasks within the overall project time frame. Project monitoring reviews the current progress of the project and includes the assessment of budget and schedule status at any given point in time during execution of the project. In addition, software is utilized to develop a critical path for project deliverables, tracking both progress and costs to date. This system provides a clear record of activities and the ability to monitor and control project costs and schedule.



The RMPK Group

The project-planning phase generates a series of initialization reports to be used in evaluating the initial status of the project. The reports generated by this phase of the computer program are:

- Labor rate schedules
- Task costs
- Project schedule
- Project expenditures
- Labor resource requirements

During project monitoring, update reports are generated which indicate the current status of a particular project at a given point in time. These update reports include:

The overall schedule status and the overall budget status. When managing a multiple consultant team, we require all consultant team members to provide status reports twice each month. In return, the project manager reports back to each consultant twice a month with a project status memo, which informs each consultant of the others' progress and informs team members of project milestones and deliverable dates. On a monthly basis, the client receives a detailed progress report with each billing.

Monthly billings are developed for the client utilizing QuickBooks billing software. The monthly billing report provides detailed breakdowns of hours charged to the job by specific personnel and/or labor categories. The billing also provides a status summary, which covers expenditures-to-date (both direct and indirect) with percentage of completion.

Utilizing these project management techniques for monitoring the project budget and schedule, our Project Manager can quickly identify potential problems and introduce corrective measures. We have found that this approach assures a smooth running and cost effective project, of which both the client and consultants can be proud.

STAFF ASSIGNMENTS

We realize that project coordination and management is vital to the success of any complex, multidisciplinary project. As a team, we have a strong commitment to using state-of-the-art management techniques and computer software. Success in completing large-scale, complex projects also depends, to a large extent, on the Project Team selected. The success of the Project Team in turn depends on the skill and experience of the Project Manager, who will lead the team towards the successful completion of the project. Our experience has proven to us that the Project Manager should have the following qualifications:

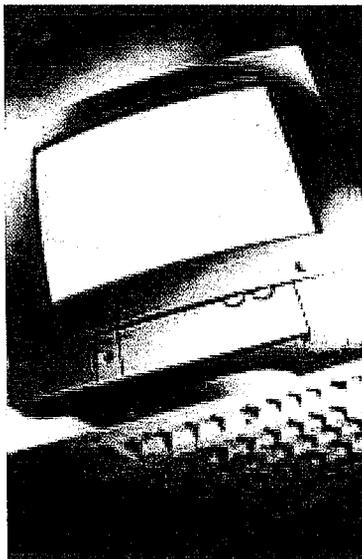
A proven record of performance in the management and administration of similar projects

The leadership skills to be effective when the final outcome depends on the performance of several firms and/or disciplines

To be an effective communicator who can represent the key issues of the project while maintaining overall communication and control of the Project Team

TECHNOLOGICAL CAPABILITIES

We do all of our document production in-house utilizing laser printers and plotters. We utilize AutoCAD, CorelDraw, ArcView/GIS, Illustrator, and PhotoShop. In addition to our CAD and GIS proficient staff, we employ a full time graphic artist as well as a full time technical writer.





The RMPK Group uses the following methods, in various combinations, to invoke the participation of the community into the design process. The number, order, duration, and scheduling of these meetings is established early during the project scoping process and the dates are adhered to rigidly.

FOCUS GROUP MEETINGS

Focus group meetings are intensive 2-hour round-table discussions with small groups of stakeholders and/or “movers-and-shakers” of the community who have a focused understand of community needs and desires. The exchange of ideas, request for community information, and testing of concepts are integral to these discussions. They provide a forum for the consultant to take risks in his/her proposals without subjecting themselves to public ridicule. Ideas are tested and refined in focus group discussions before presentation to the general public.

GENERAL PUBLIC MEETINGS

General public meetings are important both to meet State and Federal requirements for planning methodology and funding, and also to keep interested citizens up-to-date on proposals which will affect their community. RMPK always establishes firm dates for public meetings early in the project timeline to provide ample time for advertising of these meetings and spreading the word to important stakeholders and user groups who’s attendance is especially important.

PUBLIC OPINION POLLING

LeisureVision is a leader in public policy market research throughout the nation. Having worked in 41 states over the past 30 years, they have established the benchmarks by which communities may measure their parks and open space offerings to their citizenry. Surveys are typically conducted through the mail and/or by telephone to obtain statistically valid results.

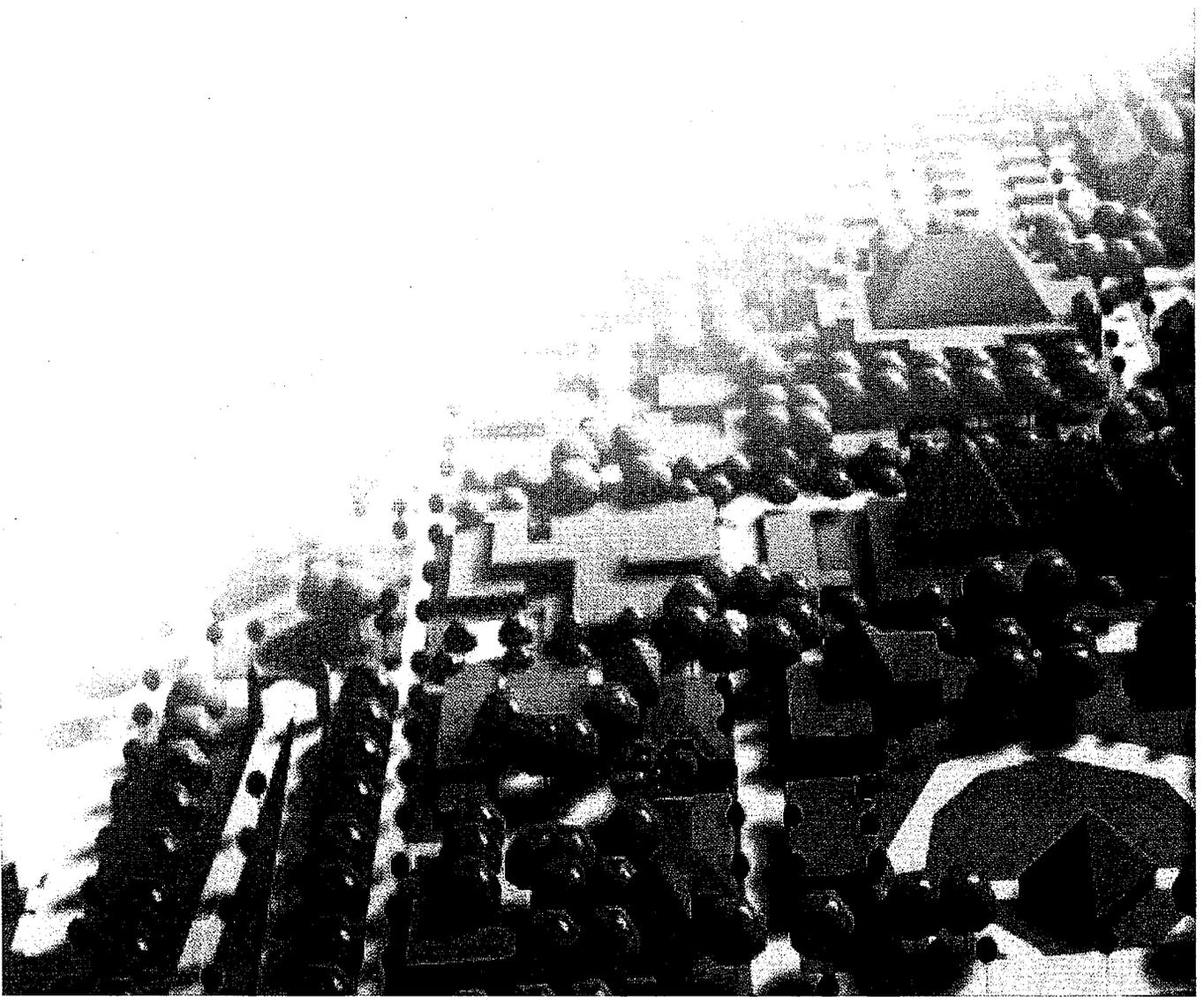
SCHOOL CHILDREN WORKSHOPS

In several communities the RMPK Group staff, in conjunction with the client and the local public elementary schools, has conducted workshops with school children to collect visionary and inspired ideas for public parks and playground facilities. The kids have fun, the staff have fun, and the ideas just come pouring in.

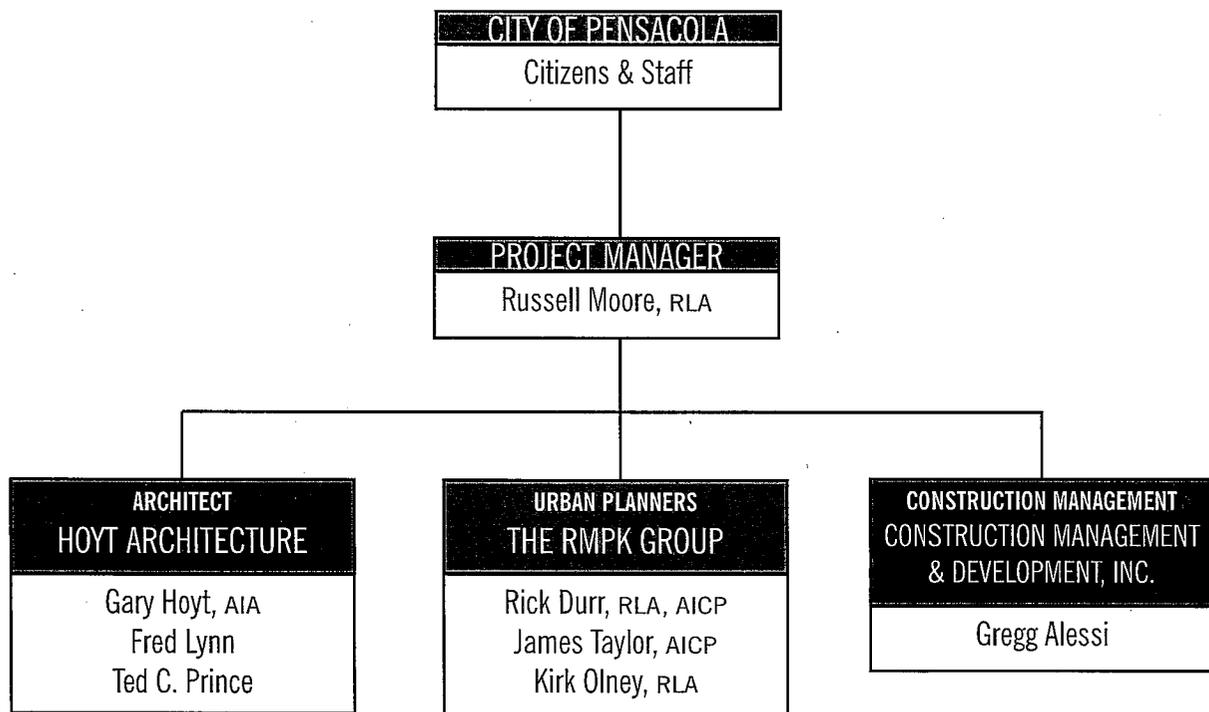


Team Organizational Chart

B

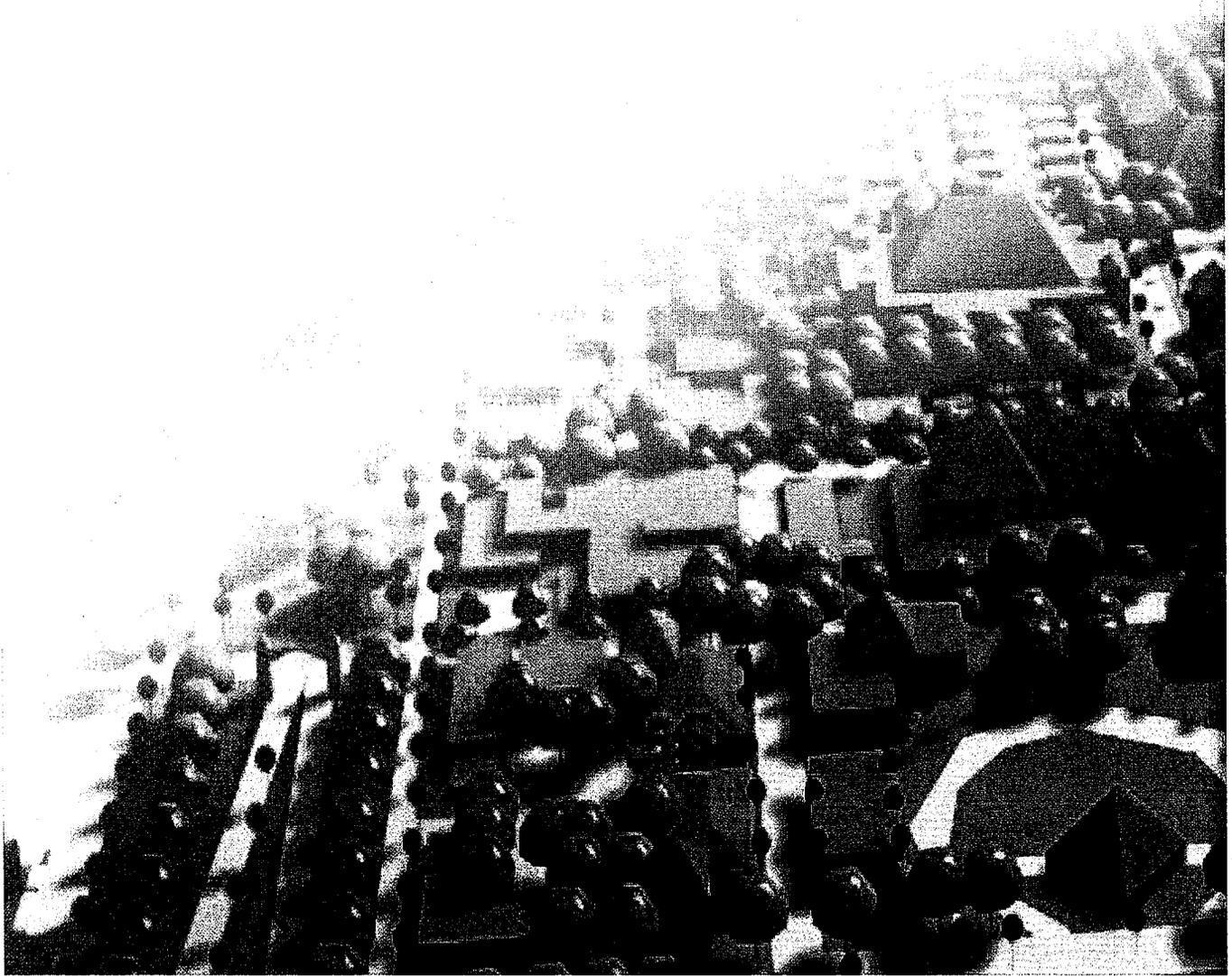


ORGANIZATIONAL CHART



RMPK Resumes

C





Russell G. Moore, RLA

Russell Moore is the founding partner and president of the RMPK Group. Russell is responsible for the general management of the firm. In addition to his role as managing partner in the firm, Russell takes an active role in the strategic planning and design of the major projects in the office. Russell works with each of the project manager's to develop a methodology of approach for each project to achieve and exceed the client's goals. Mr. Moore's training in environmental design has ingrained a rigorous approach to planning and design based upon an in-depth understanding of the cultural and environmental factors affecting each project. His context based approach has led to highly imaginative and appropriate planning and design solutions for complex urban and natural conditions. Russell regularly speaks and teaches at professional seminars and conferences around the country. Mr. Moore's current professional focus has been the development of form-based redevelopment urban design codes

AWARDS

- *Boulder Reservoir Master Plan, Estes Park Urban Design* – National Award of Merit, American Society of Landscape Architects
- *Historic Pueblo Downtown Revitalization Plan* – National Award of Merit, American Society of Landscape Architects
- *Civic Center Master Plan* – Denver Urban Design Award
- *Boulder Urban Bikeways Plan* – Boulder Bikeway Competition Merit Award
- *Dade City Redevelopment Plan* – Florida Redevelopment Association Merit Award
- *Cape Coral Streetscape* – Florida Redevelopment Association Honor Awards
- *Cocoa Waterfront Park* – Florida Redevelopment Association Honor Awards

PUBLICATIONS

- Broward County Cultural Heritage Plan
- Key Largo Eco-Tourism Plan Corridor Redevelopment Guidelines
- Estes Park Riverfront Master Plan
- Evans Ranch Siting Study
- Green River Open Space Plan
- Adam's Rib Environmental Assessment
- Colorado Department of Highways Erosion Control Manual
- Stream Relocation and Fish Habitat Reconstruction Plan
- Boulder Reservoir Master Plan

TEACHING / PUBLIC SPEAKING

- Florida Redevelopment Association
- Florida Recreation and Parks Association
- Georgia Recreation and Parks Association
- National Parks and Recreation Association
- Department of Environmental Protection
- University of Florida Regional Planning Department
- National Pedestrian Conference
- Arts in Public Spaces
- Florida Main Street

PROFESSIONAL PROFILE

- Firm President
- Registered Landscape Architect
- Urban Designer
- 26 years experience

REGISTRATION

Landscape Architect, Florida:
#LA0001441

Landscape Architect, New Mexico
#97

EDUCATION

Master of Landscape Architecture
and Regional Planning, *University
of Pennsylvania, Philadelphia*
1979

Bachelor of Environmental Design,
University of Colorado, Boulder
1974

EMPLOYMENT PROFILE

The RMPK Group, Inc., President
(1999- present), Sarasota, FL

DSW, President (1992 - 1999),
Sarasota, FL

DSW, Principal (1980 - 1990), Boul-
der, CO

AFFILIATIONS & COMMUNITY INVOLVEMENT

- American Society of Landscape Architects
- American Planning Association
- Florida Recreation & Parks Association
- Florida Redevelopment Association, Boardmember
- Sarasota County Natural Resources and Parks Advisory Board
- National Main Street
- Governor's Regional Greenways Council
- Florida Trust for Historic Preservation
- Crowley Museum, Boardmember



Richard E. Durr, Jr., ASLA, AICP

Rick Durr brings over thirteen years of extensive experience in project management, master planning, public participation programs, workshop facilitation, landscape and hardscape design, computer generated graphics and visualizations, public presentations and facilitations, and construction document preparation.

AWARDS

- *Indian Riverside Park, Martin County, FL* – 2002 FASLA Award of Honor, Master Planning and Design
- *Nob Hill Soccer Complex, Sunrise, FL* – 2002 FASLA Award of Merit, Senior Landscape Architect of Record/Project Manager

PROJECT EXPERIENCE

Park Design

- **Martin County - Indian Riverside Park** - Project Master Planner for the preparation of a comprehensive master plan of the park. The plan included preservation of historic properties and a significant archeological site, restoration and enhancement of natural communities, re-use of existing buildings and the development of new recreational facilities. Phase One included a multipurpose water-side pavilion, picnic areas, a refurbished 300 foot dock in the Indian River Lagoon and other park amenities. The park won a Florida ASLA Award of Honor in 2002.
- **Martin County - Halpatiokee Regional Park** - Project Manager for the preparation of a master plan for this 180-acre park located adjacent to the environmentally sensitive St. Lucie River. The plan included preservation and enhancement of natural ecological communities and the development of new recreational facilities. The park includes a nature center, softball/baseball and soccer fields, tennis courts, roller hockey facilities, an overlook of the St. Lucie River, multi-use trails and picnic facilities.
- **NewTown Macon, Inc. - Ocmulgee Heritage Greenway** - Project Planner/Graphics Designer for this greenway which will run along the Ocmulgee River levee through Downtown Macon, Georgia, connecting to the Ocmulgee National Monument as well as the regionally significant Bond Swamp.
- **City of West Palm Beach - Dreher Park** - Project Manager for the creation of a master plan for the park. The plan involved working with a variety of community-based representatives. The existing 90-acre park was suffering from issues of public safety, water quality, stormwater capacity, fallow landscape and general lack of use. The master plan returns the site to its former stature as a pastoral landscape of outdoor rooms, prominent garden architecture and healthy environment.
- **City of Pompano Beach - Hillsboro Inlet Park** - Project Manager for the preparation of a master plan. The waterside park included construction of a gazebo, play structure and volleyball court, as well as renovation of seating areas, fishing areas and boat dock.
- **Village of Wellington - Tiger Shark Cove Park** - Project Manager for the incorporation of additional landscape and hardscape improvements to the park. The master plan included the addition of garden spaces within the park surrounding the existing playground. The plan also included the addition of grassed berms to serve an additional playscape, and the siting of a new restroom/pavilion with the park.

PROFESSIONAL PROFILE

- Vice President, Principal of our Wellington office
- Landscape Architecture
- Urban Planning & Design
- Over 13 Years Experience

REGISTRATION

Landscape Architect, Florida:
#LA001577

American Institute of Certified Planners #016642

EDUCATION

Bachelor of Landscape Architecture,
University of Florida, Gainesville
1993

Project Management for Design Professionals Short Course, *Harvard University, Boston* 1999

EMPLOYMENT PROFILE

RMPK Group, Vice President (2006),
Wellington, FL

Durr & Associates, Vice President
(2005- 2006), Wellington, FL

TetraTech, Vice President (2003-
2005), Ft. Lauderdale, FL

Glatting Jackson, Senior Associate
(1993- 2002), West Palm Beach,
FL

AFFILIATIONS & COMMUNITY INVOLVEMENT

- American Society of Landscape Architects
- American Planning Association
- Florida Recreation & Parks Association
- Commissioner, Planning & Zoning Commission, Village of Royal Palm Beach (2001 to present)
- Candidate, Village Council, Royal Palm Beach (2003)
- Chairman, Community Revitalization Advisory Board, Village of Royal Palm Beach, (1999-2000)
- 1998 Central Florida ASLA Golf Tournament Committee



Kirk Olney, RLA

Mr. Olney has over eleven years of extensive experience in conceptual and detailed design, the production of construction documents as well as construction administration and observation. A licensed landscape architect in the State of Florida, he is highly skilled in coordinating with consultants, clients and contractors and possesses a keen understanding of the construction process. Significant work in Central and South Florida includes hardscape design, landscape design, construction documents and construction administration for Keene's Pointe, The Fountains at Waterford Lakes, Sunrise Roller Hockey Complex, Sunrise Nob Hill Soccer Complex, Indian Riverside Park Halpatiokee Regional Park, Pompano Beach Roadway Improvements, Hillsboro Inlet Park, Phipps Ocean Park, Lake Worth Municipal Beach, Pompano Beach NW 6th Avenue and Tiger Shark Cove Park. Prior to Mr. Olney's experience as a landscape architect, Kirk served with distinction in the United States Air Force

AWARDS

- *Nob Hill Soccer Complex, Sunrise, FL* – 2002 FASLA Award of Merit

PROJECT EXPERIENCE

Streetscapes / Landscape Design / Urban Design

- 13th Street Landscape Improvements Alaqu Lakes Landscape Reviews
- Coral Springs Woodside Drive
- The Fountains at Waterford Lakes
- George King Boulevard
- Gulf to Bay Boulevard
- Hallandale Beach Federal Highway Streetscape (FDOT Project)
- Lake Worth Wingfield Street Landscape
- Miami Beach West Avenue/Bay Road
- Oakland Park NE 38th St, Floranada Road, Andrews Avenue, and Prospect Road
- Oakland Park Downtown Streetscapes
- Orlando Keene's Point Conceptual Design Package
- Palm Beach Gardens Military Trail Landscape Improvements
- Plantation SR 7 AutoMall District Master Plan
- Pompano Beach Atlantic Boulevard, Powerline Road, Martin Luther King Boulevard, Dixie Highway, and 6th Avenue
- Pompano Beach Cypress Road Streetscape
- Sunrise Lakes Phase I Streetscapes
- Sunrise Neighborhood Participation Program
- Sunrise NW 60th Avenue
- Sunrise University Drive Streetscape
- Tamarac Road Enhancement Project Phase IV
- Wellington South Shore Boulevard Streetscape and Entry Features Plan

PROFESSIONAL PROFILE

- Senior Landscape Architect
- Production and CD preparation
- 11 Years Experience

REGISTRATION

Landscape Architect, Florida:
LA0001705

EDUCATION

Bachelor of Science, Landscape Architecture, *Ohio State University*
1995

EMPLOYMENT PROFILE

RMPK Group, Senior Landscape Architect (2006), Wellington, FL

Durr & Associates, Senior Landscape Architect (2005-2006), Wellington, FL

TetraTech, Landscape Architect (2004-2005), Palm Beach, FL

AFFILIATIONS & COMMUNITY INVOLVEMENT

- American Society of Landscape Architects
- Florida Nurserymen Growers Association
- Palm Beach Palm & Cycad Society
- Florida Urban Forestry Council
- Flamingo Park Neighborhood Association, Secretary
- City of West Palm Beach Beautification Advisory Committee Member
- City of West Palm Beach Parks & Recreations Advisory Committee Member



James Taylor, AICP

James' diversity of skills and training make him an important team member of any project assigned to him. His previous work experience as GIS analyst in the design and development of urban GIS systems for Louisiana parish governments has proved invaluable in assisting with redevelopment planning projects for Florida communities. His technical ability with spatial data sets and thematic mapping ensures a quality product for our clients. James has years of experience in redevelopment planning and community consensus building exercises crucial for a successful neighborhood rebuilding program. James recently became a certified planner.

PROJECT EXPERIENCE

Urban Planning, Design and Redevelopment

- Downtown Pedestrian Connectivity Plan, Tallahassee, FL
- Tallahassee Downtown CRA Plan, Tallahassee, FL
- Kissimmee Redevelopment Plan, Kissimmee, FL
- Haines City Redevelopment Plan, Haines City, FL
- Boynton Beach Redevelopment Plan, Boynton Beach, FL
- Rockledge CRA Finding of Necessity, Rockledge, FL
- Newtown Redevelopment Plan, Sarasota, FL
- Downtown and St Andrews CRA Plans, Panama City, FL
- St. Petersburg Midtown Area Strategic Initiative, St. Petersburg, FL

Regional Planning / GIS

- Transfer of Development Rights Study, Bay County, FL
- GIS Needs and Feasibility Analysis Studies for Louisiana Parishes: East Baton Rouge, St. Charles, St. Tammany, Ascension, Calcasieu, and Plaquemines

Cultural-Heritage Planning

- Florida Keys Scenic Highway Interpretive Master Plan, Monroe County, FL
- Heritage Village Master Plan, Pinellas County, (Largo) FL
- Broward County Cultural Heritage Plan, Broward County, FL

Landscape Architecture

- Brighthouse Networks Corp. Office Landscape, St. Petersburg, FL
- Ewing Place Townhomes Site & Landscape Plan, Clearwater, FL
- Revealing Truth Ministries landscape plan, Brandon, FL
- U.S. 41 and Highway 50 Landscape Plans, Brooksville, FL

TRAINING/CONFERENCES

- Intergraph MGE Foundations, 1997 – a five day GIS training course
- Civic Works: Pittsburgh, 1995 (AIA Regional and Urban Design Committee conference)
- Secure & Livable Communities: Crime Prevention Through Environmental Design, 1993 (AIA/National Institute for Justice)

PROFESSIONAL PROFILE

- Certified Urban Planner
- Landscape Architecture
- GIS data management, analysis, and mapping
- Redevelopment Planning
- 13 Years Experience

REGISTRATION

American Institute of Certified Planners # 02110

EDUCATION

Master of Landscape Architecture,
Louisiana State University, 1996.
Bachelor of Science, Horticulture,
Clemson University, 1989.

EMPLOYMENT PROFILE

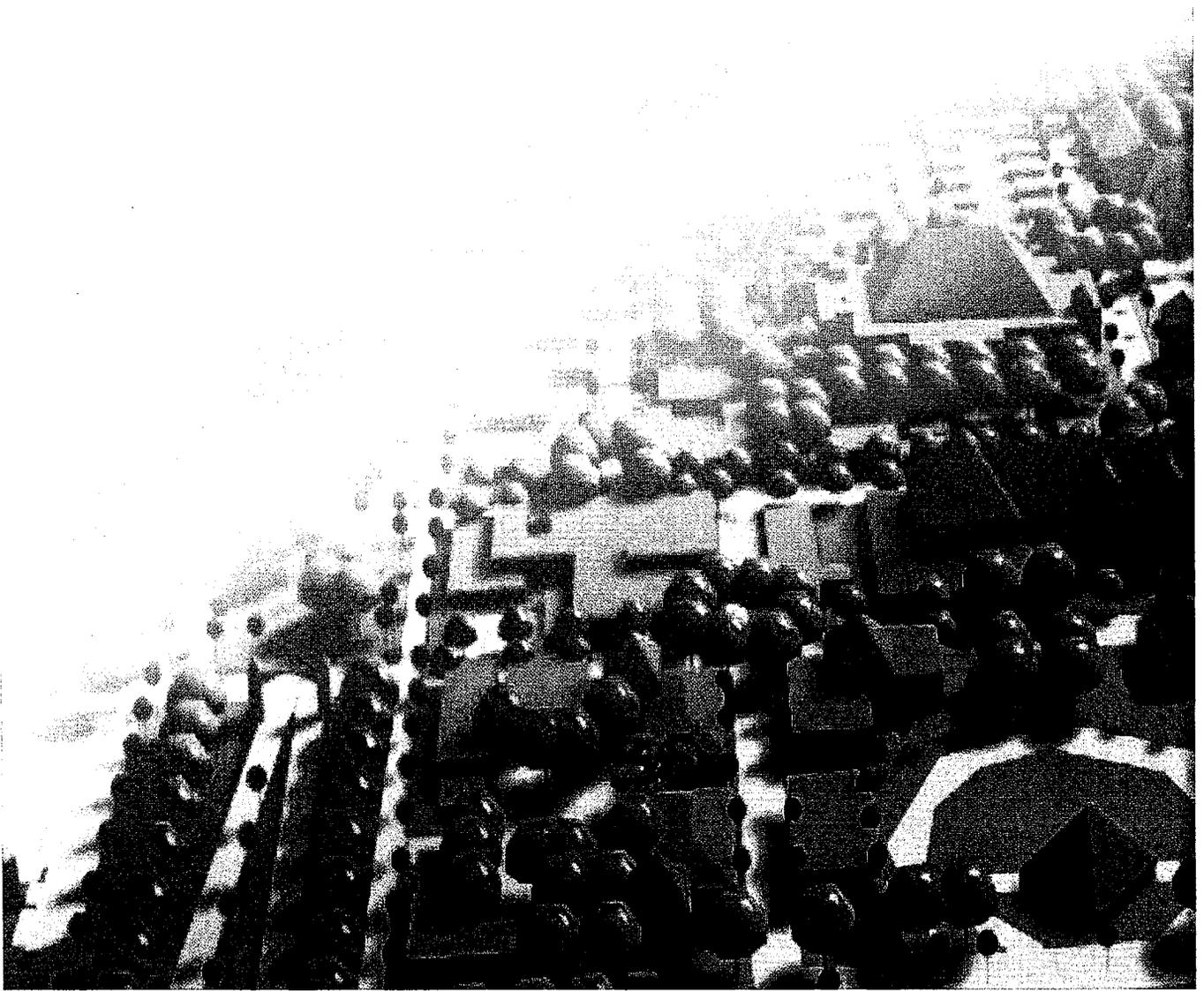
RMPK Group, Urban Planner/GIS Analyst/Landscape Designer (2000- present), Sarasota, FL
Hardeman Kempton Assoc., Landscape Designer (2005), Tampa, FL
Gulf Engineers & Consultants; Planner/GIS Analyst (1996- 1999), Baton Rouge, LA.
Mid City Redevelopment Alliance, Planner/GIS Analyst (1992 - 1996), Baton Rouge, LA
McGee & Assoc., Landscape Designer (1994), Naples, FL

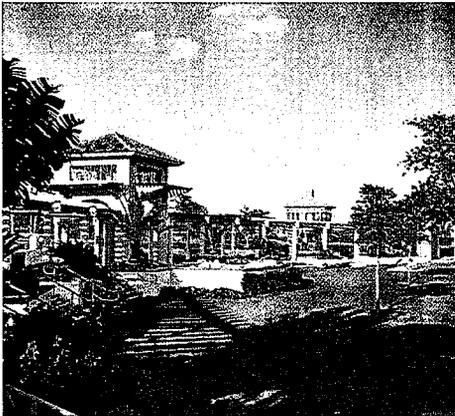
AFFILIATIONS & COMMUNITY INVOLVEMENT

- American Planning Association
- Florida Chapter, APA
- American Society of Landscape Architects (past member)
- Sarasota Audubon

RMPK Project Experience

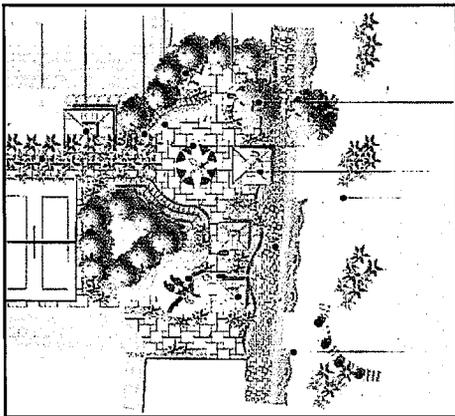
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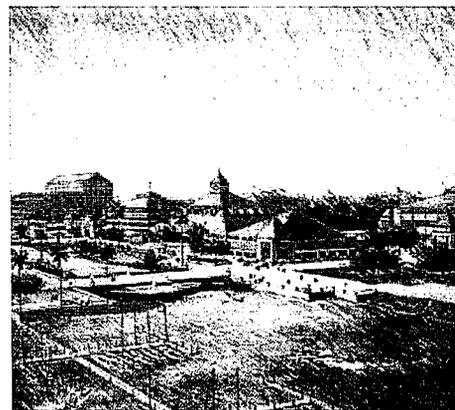
COCOA WATERFRONT PARK
Cocoa, Florida

- Urban waterfront park
- Performance pavilion/stage
- Waterfront esplanade
- Interactive fountains
- Amphitheater
- Playground
- Picnic pavilions



CHARNOW PARK
Hollywood, Florida

- Urban beachfront park
- Performance pavilion/stage
- Waterfront esplanade
- Interactive fountain
- Performance Pavilion
- Playground
- Picnic pavilions.



TITUSVILLE REGIONAL WATERFRONT PARK MASTER PLAN
Titusville, Florida

200 acre community park master plan and construction documents. Services include the following:

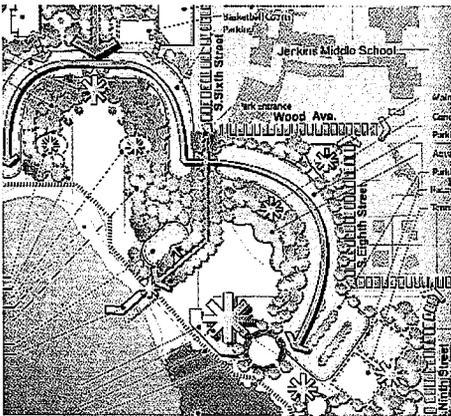
- Seawall reconstruction
- Waterfront activities plaza
- Picnic areas
- 40-car parking garage
- Oyster bar
- Public amphitheater
- Landscaping
- Fishing docks
- Waterfront inn
- Marina
- Estuary museum
- Space launch viewing park
- Restroom facilities
- Public art and sculptures





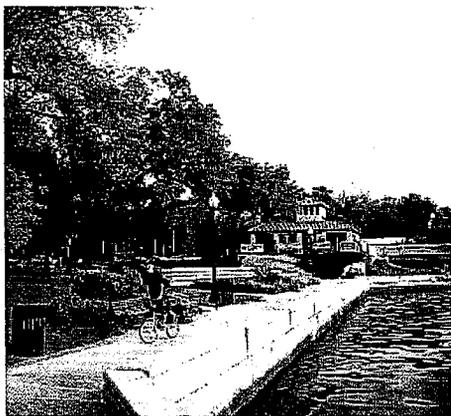
MERCURY 7 MEMORIAL PARK
Titusville, Florida

- 20-acre waterfront park
- Mercury 7 astronaut memorial sculpture
- Rocket launch viewing amphitheater
- Restroom facilities
- Boardwalks
- Boat docks
- Parking
- Interpretive kiosk



LAKE EVA WATERFRONT PARK
Haines City, Florida

- 24-acre waterfront park
- Patio Overlook
- Cafe / Banquet Hall
- Boardwalk
- Wetland Marsh Preserve with Nature Center
- Aqua Waterpark
- Basketball Courts
- Tennis Courts
- Racquetball Courts
- Exercise Trails
- Playgrounds
- Large and Small Group Picnic Areas
- Recreation Center
- Bandstand Pavilion
- Art Sculptures



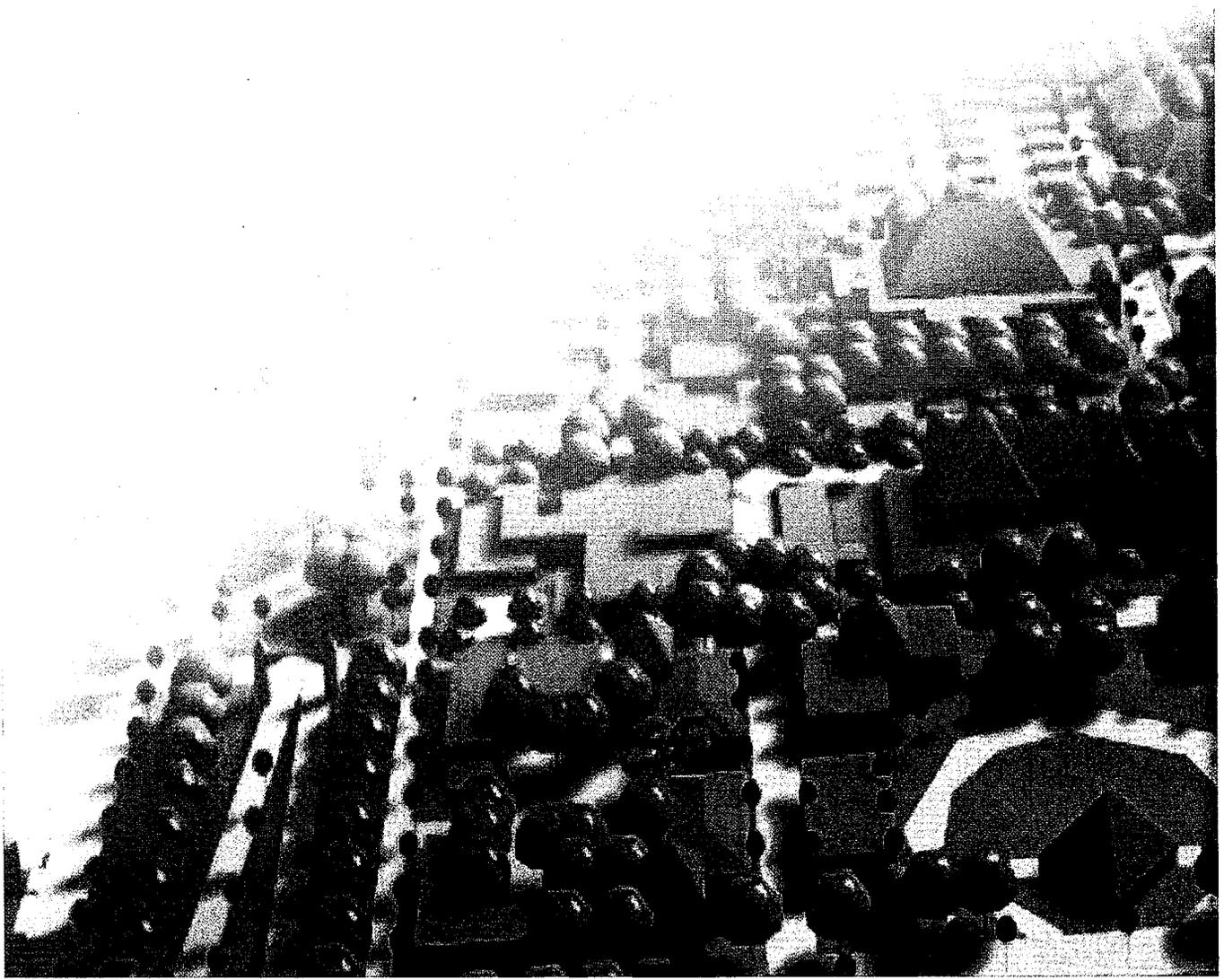
SIMS WATERFRONT PARK
New Port Richey, Florida

- 30-acre waterfront park
- Performance pavilion
- Amphitheater
- Jogging trails
- Riverwalk
- River overlook pavilion
- Children's play fountain
- Canoe outpost
- Restroom Facilities



Hoyt Architects Profile
Hoyt Architects Resumes
Hoyt Architects Project Experience
Construction Management
& Development Profile

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ARCHITECTURE

HOYT ARCHITECTS is an Architectural, Urban Design and Planning firm with extensive experience in commercial, residential, and institutional projects. We are dedicated to providing high quality and innovative design backed by solid technical expertise. Our strong background of work on various building types, along with a diverse clientele, allows us to offer a high level of sophistication and service under a range of schedules and budgets.

Our design approach provides unique solutions that are responsive to client needs, and the initial program. This is achieved by studying design alternatives and integrating compatible construction techniques. We know from experience that many final project costs are set in motion during the early phases of design. We therefore look to establish design concepts consistent with cost considerations. Technical work is conceived as part of the overall process, and is integrated from schematic design through construction administration. Our experience with building types under both bid and negotiated construction contracts allow us to insure quality control from contract documents through construction.

Recent projects include institutional and commercial structures such as libraries, theaters, housing, and retail that are major components of city districts.

URBAN DESIGN

HOYT ARCHITECTS has extensive experience working with cities of all sizes, studying the complexity of city form and focusing on the development of design solutions that integrate into the urban fabric. The firm is committed to creating projects that fit into the community, while establishing a distinct identity. Today's urban environments face increasingly complex physical and regulatory challenges involving both the public and private sector. One of the main responsibilities of an urban design firm is to bring together vastly different, and often divergent entrepreneurial interests to form a common vision. HOYT ARCHITECTS has built its reputation by providing creative solutions for urban living.

The success of our firm has stemmed from a commitment to sound planning principles, and the ability to create architectural forms that respond to the character of the community, and to the site. We specialize in design for parks and recreational facilities as well as major urban plans for the revitalization of town centers; designs which re-establish the core of the community as a dynamic, attractive and successful destination for living, retail and recreation.

TECHNICAL AND MANPOWER CAPABILITIES

We possess the necessary skills for planning, programming, design, construction documentation and administration skills to complete projects on time and on budget. Utilizing the latest in Computer Aided Design(CAD) equipment and having mastered the appropriate software to produce the work will further guarantee a successful project. As indicated previously, we are staffed by seasoned professionals available to respond to any project schedule requirements.



CADD CAPABILITIES

Hoyt Architects is strongly committed to the integration of Computer Aided Design and Drafting into the entire design and implementation process. We have found it can allow the design team to prepare information faster and with greater accuracy than with conventional methods.

The firm uses CADD technology on all Projects, including Site Planning, Base Mapping/Surveying and Architectural Design/Documentation. We have found that by incorporating CADD produced information early in these Projects, the overall process becomes additive, with each phase building on the previous information.

OFFICE/STAFF/EQUIPMENT

HOYT ARCHITECTS Our Sarasota office is located at 1527 Second Street. Our staff includes 4 Licensed Architects, 5 Designers and 6 CADD staff. Three administrative professionals round out the Hoyt team, All employees are connected to the Internet, and are fully conversant in all of the modern practices of communication.

HOYT ARCHITECTS also has a full service office located at 1661 First Avenue South in St Petersburg.



MARY B. HOYT, AIA

PRESIDENT / DIRECTOR OF DESIGN

EDUCATION Master of Architecture University of Florida

REGISTRATION Registered Professional Architect: Florida, Georgia and Massachusetts

As the founding Principal of Hoyt Architects Mr. Hoyt has more than 25 years experience in the design, planning and programming of a wide variety of building types. Prior to forming his own firm, Mr. Hoyt worked as a design Architect for the nationally recognized firm of Moshe Safdie and Associates. Mr. Hoyt's experience with numerous multi-use and town center projects integrates a wide range of commercial, institutional and residential building types into unified urban design solutions. He understands how the complex requirements of all the stakeholders and end-users of a project must be addressed when creating Architectural Design Guidelines, facility programming and schematic site design.

FRED LYNN

PROJECT MANAGER

EDUCATION BA, Interior Design, Michigan State University

1982, AD Real Estate Finance, Lansing Community College

1982, AD Real Estate, Lansing Community College

2000, Entertainment Design Program, Harvard Graduate School of Design

Mr. Lynn has a long history of project management, project planning, project layout and scheduling also with sequence of work design and technology research. Mr. Lynn directs, manages and works as a team member to design theme parks, theme attractions, hotels and resorts, family entertainment centers and restaurants.

TED C. PRINCE

SENIOR PROJECT ARCHITECT

EDUCATION University of Tennessee, University of Virginia

REGISTRATION Registered Architect, Florida

Mr. Prince has been a licensed architect since 1981 and in architecture and design for over 40 years. He has also been a general contractor. His architectural experience includes institutional projects as well as governmental, commercial, educational and residential. He also has many years experience in programming, space planning, interior design and furniture design. He has held senior positions at several national and international firms in Miami, Orlando and Washington D.C., as well as having his own practice for over fifteen years.

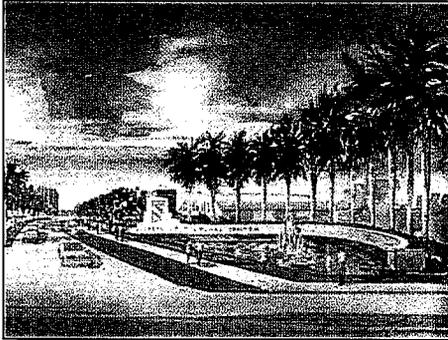
ANTHONY WILDRICK

SENIOR DESIGNER

EDUCATION Bachelor of Architecture and Bachelor of Building Science Rensselaer Polytechnic Institute, Troy, New York
Certificate of Humanities, Stensund Folkhögskola Vågnharad, Sweden

Mr. Wildrick has been affiliated with HOYT ARCHITECTS since its inception. He has practiced architecture in New York and in Florida. He has worked on projects in the areas of education, religion, residential, commercial and urban design. Anthony's major focus is on project design and visualization.

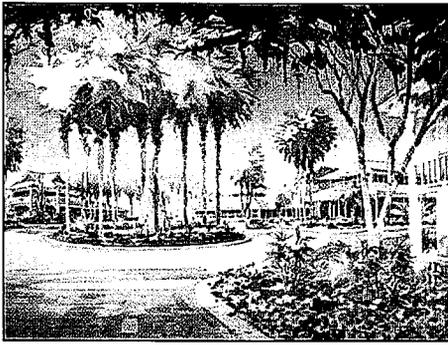
PROJECT EXPERIENCE



BAYFRONT CULTURAL CENTER MASTER PLAN STUDY

Sarasota, Florida

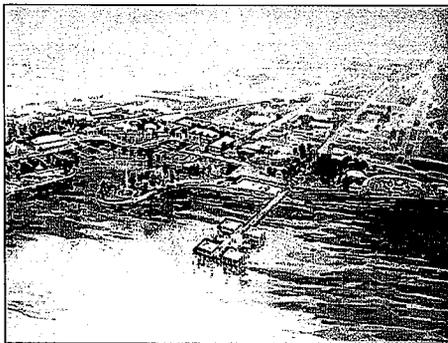
This plan proposes improvements to the City's 70-year-old Civic Center. The complex contains ten separate cultural institutions which have grown independently over time. The new master plan unifies the appearance of public spaces between buildings, while preserving the uniqueness of each facility. This is accomplished by introducing an internal loop road which includes the repositioning of several structures and parking lots; the creation of new landscape amenities; a coordinated signage program; recommendations for urban design elements; and the strategic placement of public art.



WARM MINERAL SPRINGS

Northport, Florida

This project, set on the site of the historic Warm Mineral Spring in Northport, Florida, creates a multi-use facility on 30 acres. The development incorporates the following areas: Town Center with residential, retail and commercial spaces, 200 villa units and 20 estate parcels, an Institutional Center and a Springs Resort.

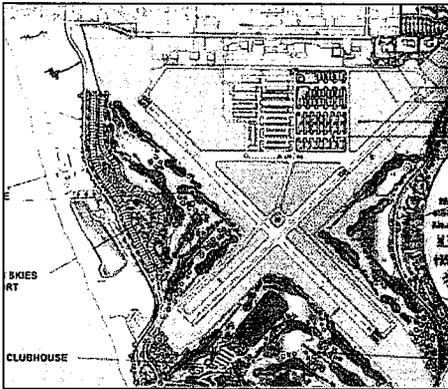


DOWNTOWN WATERFRONT URBAN DESIGN PLAN

Port St. Joe, Florida

HOYT completed a city-wide planning inventory and analysis, a master land use plan and a transportation plan that were used to establish overlay guidelines for Port St. Joe. We worked with the city to finalize a conceptual waterfront urban design plan, along with an architectural streetscape master plan. This process also included public meeting facilitation.

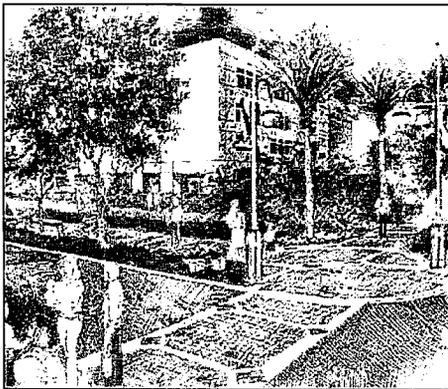
PROJECT EXPERIENCE



CAVU CAY

Venice, Florida

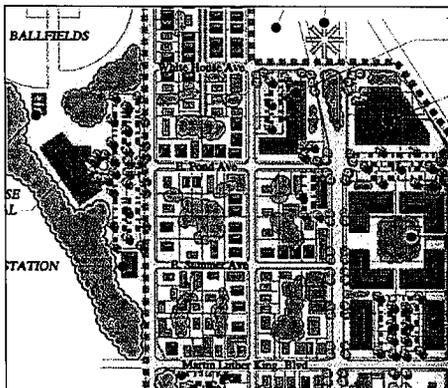
CAVU CAY is a newly proposed, world class, one-of-a-kind resort in Venice. Marina Village will feature a waterfront hotel, retail, restaurant and cafes, a yacht club and boat basin. The luxurious Lagoon Hotel overlooks 2 golf courses: an 18-hole championship course and a 9-hole executive course. The hotel features meeting and convention facilities with multi-media capabilities. There is an upscale RV Park and campground featuring lush landscaping and beach access. An Aviation Museum and state-of-the-art rescue facilities and a Fire Station provide educational opportunities with tours and narrative displays of the community safety efforts.



CAPE CORAL MASTERPLAN

Cape Coral, Florida

This master Plan for the City of Cape Coral included the design of elements such as roadway landscaping, signage, lighting, sidewalk designs and entryway features.



DADE CITY URBAN FRAMEWORK PLAN

Dade City, Florida

This plan provides the foundation for the revitalization of Dade City's historic downtown. Hoyt's Urban Framework Plan includes parking and streetscape elements along existing commercial corridors. It also proposes gateways that identify entry into the historic district and proposes areas of infill to strengthen existing building uses and to promote continuity of the neighborhood.



As part of the HOYT team, Construction Management and Development Inc. will provide budget and estimating services. HOYT and CM & D have recently teamed on a number of large projects including Pineapple Square and One Palm, two large mixed use projects in downtown Sarasota, and most currently, the Triton Sea Castel, a fractional condominium resort.

CM&D provides comprehensive project and construction management services in the following areas:

- Due Diligence & Pre-construction Services**
- Program Management**
- Design Management & Value Engineering**
- Project & Construction Management**
- Scheduling & Estimating**
- Project/Construction Accounting**

CM&D's past projects include hotel resorts, high-rise office and residential buildings, mixed-use developments (retail/commercial), industrial buildings, parking garages (above and below ground), banks, courthouses, town centers, residential subdivisions, streets/roads and all related infrastructure, industrial plants, clean rooms, marine related construction, auto centers, country clubs and specialized manufacturing facilities.

Having participated on thousands of project assignments with a total construction value in the billions of dollars, CM&D has managed all phases of the construction process. From pre-design through completion, CM&D has experience in all facets of project management. Engineering News-Record magazine has ranked CM&D as the 18th largest pure construction management firm in the United States. Owners turn to CM&D to help minimize risk and deliver projects on time, within budget with the highest quality deliverable. CM&D provides developers and capital market client's invaluable assistance through realistic project feasibility assessment, development strategy, and planning.

The key to good project accounting is not only knowing what you have spent to-date, but also knowing what you have committed to and what potential risks lurk downstream. CM&D generates detailed job cost reports, rolling cash flow reports, and monthly project audits to ensure efficient use of ownership cash flow, and to minimize capital interest costs. Thorough construction loan disbursement analysis and control insures that all documentation is in hand and proper backup is complete prior to funds being released. Whether our client is an experienced developer, the end user, or a capital market client, CM&D approaches the project accounting process on a preemptive basis, providing customized, accurate, and timely reporting.